

Renovating Farrington's Grove



A plan for a historic neighborhood in
Terre Haute, Indiana
February 2008

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A plan for a National Register Historic District neighborhood

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Acknowledgements:

An extensive amount of time and energy was committed by many individuals, without which the Farrington's Grove Neighborhood Plan would not exist. The following citizens are recognized for the many hours and tireless efforts contributed to turn a neighborhood vision into a plan:

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Thank you to Vigo Co. Area Planning staff, Jeremy Weir and Ryan Wickens.

And special thanks are extended to the five people who helped facilitate the first workshop:

Lori Heber
Derek Kendrick
Denise Pendergast

Andy Theisz
Jeremy Weir

Executive Summary

Farrington's Grove neighborhood is the oldest remaining residential neighborhood in Terre Haute, with houses that date back to 1849. It covers an area from Poplar Street on the north to Hulman Street on the south and from both sides of South 4th Street on the west to both sides of South 7th Street on the east, covering the equivalent of about 60 square blocks. In 1976 the neighborhood organization, Farrington's Grove Historical District, Inc. (FGHD) was formed, and in 1986 Farrington's Grove became a registered historic district on the National Register of Historic Places.

This plan will be used by the FGHD board, its task forces and standing committees to work toward improving the neighborhood. It will also provide valuable information to families and businesses considering moving into the neighborhood. Finally, this plan will assist elected and appointed officials of Terre Haute in making decisions that affect the Farrington's Grove Historical District neighborhood.

While FGHD is predominantly single and two-family homes (55% by acreage), more than 70 percent of the housing units in the neighborhood are renter-occupied with less than 30 percent owner-occupied. In 2000, an estimated 18.5% of the 4,047 residents were students attending either Indiana State University or Rose-Hulman Institute of Technology¹. The population of the neighborhood is diverse racially, educationally, and by family and household income.

Assets of the neighborhood include its historic architecture, its proximity to downtown Terre Haute and Indiana State University, its tree-shaded streets, the diversity of its population, an active neighborhood organization, its family-oriented atmosphere and the fact that many of its children can walk to nearby schools.

Liabilities and challenges facing the neighborhood include poor maintenance of some houses, yards and public infrastructure; the need for preservation of existing historic structures; the disruptive life-style of fraternities and other student-occupied housing; petty crime and vandalism; litter and trash; stray animals; vacant and dilapidated houses; the high ratio of renter-occupied housing to owner-occupied housing; and the need for more and better street lighting.

To achieve the vision for the neighborhood, three primary goals will guide objectives and action strategies:

1. The architectural and historic integrity of Farrington's Grove will be reinforced and enhanced.
2. A desirable balance between rental and owner-occupied housing will be achieved.
3. The family-oriented neighborhood atmosphere and sense of community in Farrington's Grove will be preserved.

In 2008, four task forces will address problems of Code Enforcement, Infrastructure, Security and Crime, and Trash. These task forces will become standing committees of the FGHD board, they will implement short-term and long-term strategies for their topics, and they will report progress to the board at monthly meetings. Each year this plan will be reassessed, course corrections made, and a new action plan formulated for the coming year.

¹ See Census statistics in Appendix

RENOVATING FARRINGTON'S GROVE

Forward

Over the past few years, Farrington's Grove has experienced increasing pressure for zoning changes. Some proposals have been supported by the neighbors; some have not. There also seemed to be an increase in problems like graffiti, home and car break-ins, litter, vacant houses and congested living conditions. The board of the neighborhood organization came to realize that if the neighborhood itself didn't do what they could to fix up the neighborhood, no one would do it for them. Many residents of Farrington's Grove have renovated homes; this effort was seen to be a similar project, "do-it-yourself" and ongoing.

Farrington's Grove Historical District was first settled in 1841 by James Farrington, an attorney, state senator, bank president, and associate in the pork packing firm of H. D. Williams and Company. Much of the district was owned by Mr. Farrington. Near his home, "Woodlawn" at Fifth and Farrington Streets, stood a grove of trees where local residents gathered for picnics, barbeques, 4th of July celebrations, and to hear political speeches. His house no longer stands, but the historical district takes its name from Mr. Farrington and his grove of trees.

"Strawberry Hill", located approximately one-half mile south of "Woodlawn" was another gathering place for the residents of Terre Haute. It was a site of celebrations and orations. Among the orators who spoke at Farrington's Grove and Strawberry Hill were Stephen A. Douglas, Jesse D. Bright, Oliver P. Morton, and Cassius M. Clay.



Neighbors clean up the neighborhood

The first formal meeting of Farrington's Grove Historical District, Inc. (FGHD) was organized in 1976 under the sponsorship of the Terre Haute Redevelopment Department. The purpose of the organization was to raise the standard of housing through restoration and improved maintenance. Interest in the area was sparked by walking tours and neighborhood involvement. In the spring of 1986, Farrington's Grove became the first residential neighborhood in Terre Haute to be listed in the National Register of Historic Places. The Ohio Boulevard/Deming Park district was added in 1989 and Collett Park Neighborhood Historic District was added in 2004. Other

Terre Haute listings include parks, a cemetery, churches and businesses districts².

Currently FGHD, Inc. coordinates the following activities and projects, in addition to this neighborhood plan:

- Holiday Home Tour – First Sunday in December
- Two semi-annual neighborhood clean-up days with Keep Terre Haute Beautiful (KTHB) – First Saturday in May and First Saturday in October
- Neighborhood-wide yard sale – June

² National Register of Historic Places www.nationalregisterofhistoricplaces.com

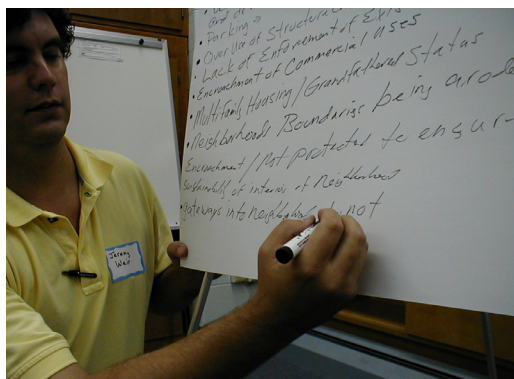
- “Farrington’s Groove” – Sarah Scott Middle School students
- Quarterly newsletter
- Walking tour brochure
- Website
- Annual Ice Cream Social / Block Party – last Sunday in August
- Welcome-Wagon Greeters – occasional
- Garden Tour – occasional

Plan Process

- The board of FGHD Inc. began discussions for the planning process in June 2007 then drafted and printed a neighborhood opinion survey in July.
- In early August 2007, approximately 1100 opinion survey questionnaires were hand distributed and mailed to residents, property owners and interested other people. A total of 145 responses were returned; a wonderful 13% response rate. Even more encouraging, 86 of those respondents took the time to write comments on the questionnaires. Many people thanked the FGHD Board for doing the survey. Many also gave their names and contact information and offered to help as needed.
- A “Kick-off” ice cream social / block party was held on Sunday August 27, 2007 to report the results of the opinion survey and introduce the planning process. This was so popular that the FGHD board is considering making it an annual event.
- On Saturday, September 16, 2007 twelve teams of two volunteers each conducted a walking survey of existing land-use in the neighborhood. Armed with clipboards, colored markers and enlarged aerial photo-maps of the neighborhood, each team walked the sidewalks and alleys taking note of the existing use for each property and color-coding their block maps. They determined the number of units in multi-family buildings and subdivided houses, and they noted problem areas throughout the neighborhood.
- The information from the existing land-use survey was digitized by Ryan Wickens, a member of the staff of the Vigo County Area Planning Department. He then generated a land-use map and database for evaluating what percentage of land was attributable to each use. (See map Appendix A)



First Annual Ice Cream Social



Jeremy Weir facilitates at planning

- The first neighborhood-wide workshop was held on Tuesday October 2, 2007 attended by about 40 people. In small groups, people discussed what they liked about the neighborhood and wanted to keep and protect. Those same small groups then brainstormed significant issues and problems facing the Farrington’s Grove neighborhood. These were prioritized and task forces were formed to research the top four issues and to come up with

recommendations for the next workshop to be held in six weeks.

- The four Task Forces, “Code Enforcement,” “Infrastructure,” “Security and Crime,” and “Trash,” met several times over the next six weeks to research their issue and to draft proposed strategies.
- A second workshop was held on November 15, 2007 attended by about 25 people. Each Task Force reported their findings and recommendations and then the whole group discussed what could/should be done right away and what were long-term efforts. Task Force chairs became standing committee chairs of the FGHD board and will report progress at monthly board meetings.
- Next Steps: In early fall 2008, accomplishments will be reported at a second annual ice cream social / block party and a workshop will be scheduled to discuss new plans for the coming year 2009.

How this plan will be used

“On playing fields and battlegrounds, challenges that would be daunting and impossible if faced alone are suddenly possible when tackled in a close-knit group”³

Primarily, this plan will be a guide for the FGHD board, its task forces and standing committees to work toward improving the neighborhood. Each fall, as a neighborhood, FGHD will assess what has been accomplished in the previous ten to twelve months and chart new strategies for the coming months. Just as in renovating a home, there are things residents can accomplish on their own; but there are also times when they will need the help of experts and elected officials. A primary job will be to bring these issues to the attention of people who can help renovate Farrington’s Grove, and to convince them what needs to be done. Again, as in renovating a home, there will be some things that can be addressed fairly quickly, and some things that may require an effort from residents and others over a longer period of time.

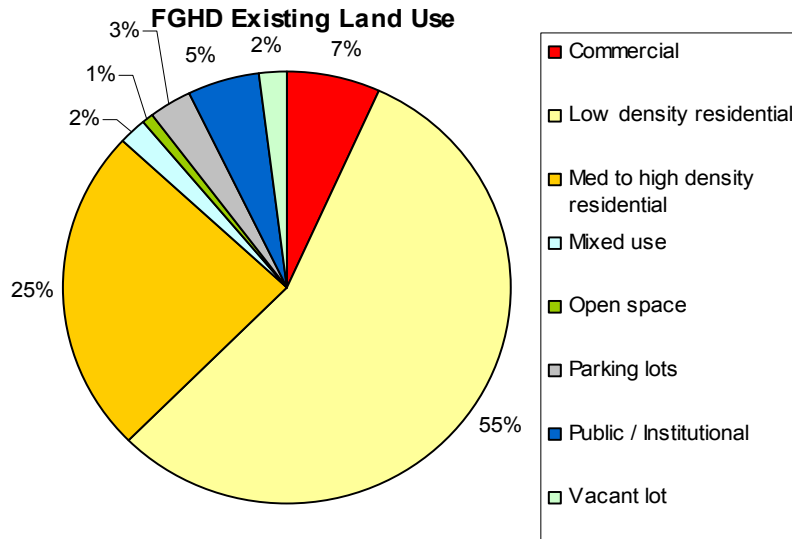
This plan will provide background information for newcomers to the neighborhood and for people thinking of moving in or buying a business in or near Farrington’s Grove. Potential newcomers will see Farrington’s Grove as a neighborhood that cares about its future and is doing something to make this an even better place to live. Business owners will note appropriate locations and historic preservation concerns of the neighborhood. The board of FGHD, Inc. encourages potential residents and business owners to meet with them to understand the neighborhood’s vision, goals and objectives.

Finally, this plan will provide information for elected and appointed officials of Terre Haute to show what the residents of this neighborhood want to happen in their neighborhood. In an ideal situation, this plan will assist the members of the Vigo County Area Plan Commission, Terre Haute Redevelopment Commission and Terre Haute City Council to make decisions when proposals come to them which affect the Farrington’s Grove Historical District neighborhood.

³Malcolm Gladwell, *The Tipping Point* (Little, Brown and Co., New York, 2000) p. 264

Existing Situation

Land Use: Farrington's Grove Historical District (FGHD) neighborhood stretches from approximately Poplar Street on the northern side to Hulman Street on the south, and from the alley between 3rd and 4th Streets on the west to the alley between 7th and 8th Streets on the east. This area contains about 235 acres covering the equivalent of about 60 square blocks. The boundaries of the historic district and the neighborhood boundaries are identical. (See map Appendix A) In September 2007, 25 neighborhood volunteers did a ground survey of the existing land use of the



neighborhood. When this information was digitized by Vigo County Area Planning staff, the results were as follows: Low density residential land made up about 55% of property. This consisted of primarily single-family and some two-family homes. Medium to high density residential uses comprised about 25% of the land. This category includes town houses, apartments, fraternities, group homes, retirement or nursing homes and houses subdivided into apartments. Commercial uses made up about 7% of the land. In this category, the neighborhood has a medical center, doctors' and dentists' offices, a tavern or two, restaurants,

professional offices and various non-profit establishments. Public and institutional uses, covering about 5% of the land, include a handful of churches, a mosque, a synagogue, the Vigo County History Museum and a scattering of publicly-owned buildings. Parking lots take about 3% of the land; mixed use about 2%; and vacant lots, open space and unknown made up the rest at about 3%. See Land Use map Appendix A. There are no real manufacturing uses in the neighborhood and the neighborhood does not have a park, playground, or large area of open space within its boundaries. The playground at the former Crawford elementary school is not open to the public. Neighborhood children do use the playground at Farrington Grove Elementary School, just south of Hulman Street on South 6th Street. There is a new bike trail along the west side of a newly reconstructed South 4th Street. When this project is completed, the bike trail will provide access from the Hulman Avenue bike trail to the trail system on Indiana State University campus and then connecting east beyond the city limits.

Population – According to the 2000 U.S. Census, approximately 4,047 people lived in FGHD in 1999, comprising 1,143 non-family households plus 704 families. Nearly 30% of FGHD *individuals* had incomes below poverty level, by Census definition. This contrasts sharply with the city of Terre Haute where 19.2% of individuals were below the poverty level. This poverty statistic for individuals in FGHD is skewed by the high number of college students living in the neighborhood, estimated to be 750 or 18.5% of the population in 2000. In 2000, the percentage of FGHD *families* living below the poverty level was 12.6% compared to 14.8% for the city as a whole. FGHD has a slightly lower percentage of its population to have a high school diploma than Terre Haute in general, at

about 77%. But 27% of FGHD residents have a bachelor's degree or higher, while only 19.7% of Terre Haute's population has an advanced degree. Nearly 3.2% of FGHD residents over age 25 hold a doctorate degree, reflecting the significant number of residents who are physicians, faculty or administrators at one of the area universities. While residents of FGHD put a high value on the diverse population of the neighborhood, in 2000, only 12% of the neighborhood population was minority of any kind, slightly lower than the city as a whole which had a 14% minority population. In FGHD, that minority consisted of 6.7% Black or African-American, 0.8% American Indian, 1.5% Asian, 2.4% mixed race, 0.5% other, and 1.7% who identified themselves as Hispanic or Latino of any race.⁴ (See U.S. Census statistics, Appendix C).

Housing –Two-thirds of homes in FGHD (66.3%) were built in 1939 or earlier. This is not surprising since the neighborhood is listed as a historic district on the National Register of Historic Places, but it does mean that maintenance for many houses is a serious issue, and some need extensive renovation. This figure contrasts with the city where 42.7% of houses were built prior to 1939. According to the 2000 U.S. Census, there were nearly 2,200 housing units in the neighborhood, 73% of which were renter occupied and 27% owner occupied⁵. This is in contrast to the city of Terre Haute as a whole, where nearly the reverse is true with 60% of housing units being owner-occupied and 40% renter-occupied.⁶ The high renter occupancy in FGHD reflects two things: the popularity of the neighborhood to college students and its generally low rents and housing costs. Since the mid-1960s, the large, old houses in Farrington's Grove have appealed to college fraternities, making portions of South Sixth Street a virtual "Fraternity Row." Since 2000, however, at least six fraternities and one sorority have moved out of the neighborhood leaving ten fraternities still in the neighborhood⁷. Several of these former fraternity houses have returned to single-family, owner-occupied status and have been renovated or are in the process of being renovated. Other large homes remain occupied by students either as fraternal organizations, multi-unit structures or shared occupancy.

Assets/Opportunities

- Historic neighborhood – Farrington's Grove is the oldest remaining residential neighborhood in Terre Haute containing a mix of architectural sizes and styles. It has been listed on the National Register of Historic Places since 1986 and has a total of approximately 1,100 structures⁸. The styles of these houses include Italianate, Queen Anne, Late 19th and 20th century Colonial Revival. Construction dates range from 1849 to the mid-20th century. Houses in Farrington's Grove range in size from small cottages and shotgun houses though bungalows and four-squares to large Victorian and Colonial Revival mansions.
- Close proximity to downtown Terre Haute and Indiana State University.

⁴ U.S. Census, 2000

⁵ The U.S. Census defines a housing unit as "a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible".

⁶ *Ibid.* and see Appendix C for statistical comparisons.

⁷ See list of fraternities in Appendix E.

⁸ National Register of Historic Places, Vigo County IN #86000270

- Mature street trees
- Diversity of housing and population characteristics
- Family oriented, with neighbors active in welfare of neighborhood
- Crawford School Building, Farrington Grove Elementary School and Sarah Scott Middle School. The former neighborhood school, Crawford Elementary School, was closed in 2002 after a bitter fight by the neighborhood to keep it open, but the facility is currently being used by Head Start and the Western Indiana Community Action Agency (WICAA). It now serves as a community meeting place and provides needed services to neighborhood and other city residents. After the loss of Crawford School, Farrington Grove Elementary School became the *de facto* neighborhood school, which is technically just outside the neighborhood boundaries, but where neighborhood children attend school. Older children attend Sarah Scott Middle School several blocks away. Under the leadership of a neighborhood resident, a group of Sarah Scott students have formed "*Farrington's Groove*," a club that learns about the historic district and helps to preserve the community. Both schools are within walking distance for many neighborhood children.
- An active neighborhood organization. - The welfare of the district is coordinated by Farrington's Grove Historical District, Inc. (FGHD) comprised of volunteer residents whose mission is to guide and promote the preservation and restoration of the historical district. FGHD Inc. was formed in 1976 and has actively promoted the preservation and health of the neighborhood since. Recent activities include working with the city council on zoning issues and working with the city's engineering office on the 4th Street sewer replacement project that also includes a bicycle trail through the district.



South 4th Street sewer replacement project

Liabilities/Challenges

- Poor maintenance of some houses, yards and public infrastructure.
- The need for preservation of existing historic structures.
- Desire to preserve the single family residential character and to achieve a better owner-occupied to renter-occupied housing ratio.
- The disruptive life-style of fraternities and other student-occupied housing.
- Petty crime and vandalism. Some drug activity.
- Code enforcement for property maintenance, litter, trash in alleys, and stray animals.
- Vacant and dilapidated houses.
- Aging infrastructure needing maintenance or replacement, especially alleys, sidewalks and street pavement.
- The need for additional and pedestrian-friendly street lighting.
- The need for visual designation of neighborhood gateways and boundaries.
- Problems with zoning conflicts and enforcement of existing zoning.

TERRE HAUTE AREA ISSUES AND TRENDS

External and internal factors impacting Farrington's Grove

- *Construction of new homes and apartments in Vigo County*

The housing situation of Farrington's Grove is directly affected by the larger housing market of Terre Haute and Vigo County. Since a high of 114,528 in 1970, Vigo County's population has consistently declined to 105,848 in 2000 and to an estimated population of 103,009 in 2006⁹. Conversely, while the number of people declined, the number of housing units in Vigo County increased from 38,603 in 1970 to 46,733 in 2006. While household size has decreased over the

Vigo County				
Year	Population	Housing Units	Vacant Units	Occupied Units
1930	98,861			
1940	99,709	31,135		
1950	105,160	34,988		
1960	108,458	37,004		
1970	114,528	38,603	1,988	36,615
1980	112,385	43,075	2,797	40,278
1990	106,107	44,203	4,399	39,804
2000	105,848	45,277	4,205	40,998
2006 (Census est.)	103,009	46,733		

ensuing years, the construction of new housing units has exceeded the formation or in-migration of new households.

As this table illustrates, whenever new homes are built, without a corresponding growth in population and number of households, somewhere in the market area there will be vacant houses. Since Farrington's Grove is one of the oldest areas of the city, and one with low cost housing, this neighborhood inevitably becomes one of the areas with a high rate of vacant houses. Unfortunately, this

trend is continuing. More and more houses and apartments are being built in the city and suburbs while the population declines. In the case of Farrington's Grove, each time a vacant house is demolished or allowed to deteriorate beyond repair, the city of Terre Haute loses some of its historic fabric and character as well as losing some of its tax base. The vacant lots left behind are rarely built upon again, and the population shift continues to the outskirts of the city where supporting infrastructure is more expensive.

- *Apartments and fraternities built for students near either ISU or RHIT campus.*

Since at least the 1960s, college students from both Indiana State University and Rose-Hulman Institute of Technology (RHIT) have found housing in this area to be attractive because of its proximity to campus, the large houses suitable for fraternities, and the low rents. A number of fraternities and sororities from both schools have traditionally had houses along South Sixth Street, which became known in the Terre Haute community as "fraternity row." This trend is changing somewhat as fraternities have moved nearer campus or into residence halls on campus. Several of the former fraternity houses have been purchased and renovated by families. In addition, developers have built a large number of new apartments immediately north and east of ISU campus. This supply of new housing units, coupled with the recent decline in enrollment at ISU, has had a negative effect on occupancy of rental properties in Farrington's Grove. While neighbors may not miss the students' loud parties and parking congestion, their absence has a lowering effect on rents, and vacancies jeopardize the stability of the large, old houses.

⁹ U.S. Census, County and City Data Book, Vigo County, Indiana

- *Low rents and housing prices contribute to problems with maintenance.*

Low rents for the whole market area generally mean that landlords cannot raise their rents without losing tenants to competitors. Note, in the table below, that all five block groups of Farrington's Grove have median rents equal to or lower than those in Terre Haute as a whole. Terre Haute, in turn, has a median rent which is lower than both Indiana and the United States. This low housing cost means that while housing is affordable in Farrington's Grove and Terre Haute compared to the rest of the state, the low rents result in not enough revenue to pay for serious maintenance repairs, much less extensive rehabilitation. The same issue applies to owner-occupied housing, where low home values will not support a mortgage or home-repair loan sufficient to support necessary renovations. See the Census Block Group map in Appendix B for areas in Farrington's Grove covered by these Census statistics.

Farrington's Grove					Terre Haute	Indiana	United States
Census Tract 8 Block Group 1	Census Tract 8 Block Group 2	Census Tract 8 Block Group 3	Census Tract 8 Block Group 4	Census Tract 18 Block Group 3			
\$364	\$341	\$430	\$344	\$344	\$430	\$521	\$602

- *The growth or reduction in enrollment of Rose-Hulman and Indiana State University.*

Since Indiana State University is closer geographically than Rose-Hulman, and considerably larger in enrollment, its plans for growth or stability in enrollment would have the most direct impact on Farrington's Grove. ISU's strategic plan does not project an enrollment number for the university in the next ten years or so, but its residence halls have excess capacity anyway.¹⁰ Because of this, a modest growth in ISU's enrollment would have little effect on the housing of Farrington's Grove, but the continued decline in enrollment¹¹ would have the potential to adversely affect this neighborhood as well as new apartments built expressly for students in other neighborhoods near campus.

- *Employment growth or decline at ISU and downtown Terre Haute.*

According to the 2000 U.S. Census, 82% of FGHD residents work in the central city. Only a tiny percentage of residents commute to jobs outside the metropolitan area or to a different city. Therefore, increased employment opportunities at ISU and in or near downtown will provide an increased market for homes in Farrington's Grove – especially as the price of gasoline continues to increase. The converse is also true: if downtown or campus employment declines, so will the number of people wanting to live in Farrington's Grove. The trend currently looks positive for downtown development and its employment centers.

- *Commercial activity on S. 3rd and 7th Streets encroaching on FGHD.*

Houses along South Fourth Street in Farrington's Grove share an alley with businesses on the east side of South Third Street. The parking, traffic, and litter from these businesses adversely affect

¹⁰ Indiana State University, Fulfilling the Promise - The Path to Pre-Eminence, July 2004

¹¹ See Appendix F for past enrollment numbers for Indiana State University

backyards of those houses. The situation is not as bad on the eastern boundary of the neighborhood since much of South Seventh Street is still overwhelmingly residential between Poplar and Hulman Streets. Recently, however, vacant historic houses have been torn down on South Seventh Street, leaving vacant lots which do two things: they provide a visual opening from the homes in Farrington's Grove to traffic and commercial uses on Seventh Street, and they provide an opportunity for commercial encroachment into the residential part of the neighborhood. To make matters worse, some of the historic character of Terre Haute is lost for the sake of parking lots.

- *Farrington Grove Elementary School and Sarah Scott Middle School*

Both of these schools are outside the boundaries of the neighborhood, but they are where residents attend school since the closing of Crawford Elementary School. The reputation of neighborhood schools directly impacts the reputation and desirability of a neighborhood. If the reputation of the two schools is good, Farrington's Grove will be a desirable place to live and will attract families to live here. The reverse is also true.

Vision

Farrington's Grove will be a neighborhood unified by the historic character of its homes and buildings; where property values are stable and homes, yards and apartments are well-maintained. It will be a diverse neighborhood with residents from various races, cultures, incomes and education levels all sharing a community where mature trees shade well-maintained and litter-free streets, alleys and sidewalks. The streets and sidewalks will invite people to walk or ride their bikes to work at the university, downtown, or just for enjoyment. People will be proud of living in Farrington's Grove and others will see the neighborhood as a piece of Terre Haute's history to be preserved, visited and studied for its architecture and the homes of important people from the past. In addition to demographic diversity, there will be a healthy balance of owner-occupied homes and rental properties, with a balance of housing costs as well. Businesses and professional offices in the neighborhood will be small in scale and located on major traffic streets, primarily at major intersections. The types of businesses would contribute to the family atmosphere of the neighborhood rather than detract. Traffic on residential streets will drive carefully and be primarily cars and small trucks. Because Farrington's Grove will be a desirable place to live, there will be few vacant houses and vacant lots. When buildings do become vacant, they will be preserved and renovated in preference to being demolished. New construction will blend in and complement the surrounding historic properties. In the future, Farrington's Grove will have a park where people can meet, walk their pets, and provide an open-space focus for the neighborhood. Visitors will recognize when they have entered this historic district neighborhood by banners or gateways at entrances to the neighborhood and by distinctive street lights throughout the neighborhood. Parking lots will be limited in number and size, will be attractively landscaped and storm-water runoff controlled. Vacant lots will likewise be landscaped and maintained.

Goals

In order to achieve our vision, three goals will guide our objectives and action strategies:

1. The architectural and historic integrity of Farrington's Grove will be reinforced and enhanced.
 - Property maintenance
 - Code enforcement
 - Infrastructure improvements
 - Gateways and edges of the historic district designated with banners, signs or other means.
2. A desirable balance between rental and owner-occupied housing will be achieved.
 - Reduced crime
 - Improved aesthetics of the neighborhood
3. The family-oriented neighborhood atmosphere and sense of community in Farrington's Grove will be preserved.
 - Well-maintained street trees
 - Pedestrian friendly streets and sidewalks
 - Litter-free streets and alleys
 - Reduced crime and graffiti
 - Neighborhood-appropriate businesses.

Objectives for Future Land Use in FGHD (2008 – 2010)

1. Designate areas on a map of FGHD where specific kinds of neighborhood-oriented businesses and professional offices would be appropriate. List what kinds and sizes of businesses are appropriate.
2. Area Planning and the City adopt provisions of the zoning ordinance that would allow for and regulate "Home Businesses" and "Home Occupations."
3. Area Planning and the City adopt "conditional zoning" as part of the zoning ordinance so that rezonings to commercial categories don't open the neighborhood to undesirable uses, but will place conditions on commercial, professional and multi-family uses.
4. FGHD designated a local historic district with protective ordinances **or**,
5. Area Planning and the City adopt a "Historic zoning overlay" category in the city's zoning ordinance that would regulate new construction, demolitions, moving structures and major exterior renovations. Have FGHD covered by this overlay.
6. FGHD homeowners, whose property is currently zoned R-3 multi-family, petition the Area Planning Commission for rezoning to R-2 "two-family" or R-1 "single-family" designation. Support these rezonings with Area Planning and City Council.
7. City Council adopt "property maintenance codes" for rental properties, and to provide staff for their enforcement.

2008 Action Plan

Code Enforcement Task Force

Infrastructure Task Force

Security and Crime Task Force

Trash Task Force

PRIORITY PROBLEMS TASK FORCE #1

Code Enforcement

THE PROBLEM:

In discussions with a number of citizens, City of Terre Haute Code Enforcement Officers, City Council Members and City employees, there are certain parts of the code that need to be addressed to provide for a safer, cleaner and better place to live. Specifically the following problems exist:

- Some vacant housing is in disrepair and not boarded up. Other occupied housing is in serious disrepair;
- Many instances exist of poor yard maintenance, including brush encroaching on alleys;
- Vehicles are parked illegally either facing the wrong way on streets, parked too close to curbs, blocking sight lines for cross streets, or parked blocking fire hydrants;
- Some areas of the neighborhood have a problem with stray animals, especially feral cats;
- Trash, discarded furniture and other debris litter backyards and alleys;
- Graffiti appear on public and private property;
- Noise from loud, late-night parties is an occasional nuisance;



Complicating the overall problem are the following:

- When codes are enforced, city courts seem to be overwhelmed with the cases, and violators are released with only minor fines or mere warnings;
- Repeat offenders know how to use the system to delay or avoid punishment;
- Currently, based on the nature of the violation, there are at least three entities which must be notified of code violations: Housing – the Building Inspector; Vacant & condemned structures – Redevelopment; Parking, trash, stray animals, etc. – Police Code Enforcement. Other issues or questions with the city frequently require contacting many other offices.

GOALS:

Reduce violations of city environmental codes.

1. Prevent inadvertent code violations by educating the community about code requirements.
2. Establish a more responsive reporting system so that code violations can be tracked and citizens have only one number to call.
3. Simplify the system for enforcement of codes so that justice is sure, quick and consequences are appropriate and effective

IMMEDIATE ACTIONS: By September 2008

- Persuade the city to provide the latest version of the City Code on line so that people who wish to get involved can have accurate information.

- Provide a simplified guide to city code requirements on Farrington's Grove's website.
- Provide flyers which identify some of the city's largest problems and explain what the city code says about those problems. These flyers could be distributed at the library, realtors, city hall and community groups, and would be useful to residents of all city neighborhoods..
- Print key phone numbers of Who to Call in City Hall on refrigerator magnets and distribute to FGHD members.

LONG-TERM ACTIONS: 1 – 5 years

- Persuade the City to establish a "CityCall 311" centralized call system for citizens to request a service, ask questions, register a complaint, or report a code violation. Such a call center would be a clearing house for calls about city issues, would provide a tracking number for each call and would provide both the city and citizens a means to track infractions by violator, location, type of problem, and would highlight any trends in the above.
- Persuade the City to amend the enforcement section of environmental codes to provide for automatic citations and fines, similar to the way parking tickets are handled, in order to reduce congestion in the court system. This would still include warning citations with a specific grace period to correct the problem, but after that a citation requiring both mandatory and progressive fines would be issued. Fines would be levied even if a violator ultimately corrected the problem (just as having to pay a parking ticket even though the illegally-parked car has been moved).
 - This would accomplish three things. It would be sensitive to those who were just ignorant of a certain ordinance and allow them time to correct the violation. It would provide a deterrent to those who ignore the law until caught, and it would provide a greater deterrent to those who repeatedly violate ordinances.
 - In order to recoup enforcement costs, minimum fines would be increased and the progressive fines would escalate significantly.

POTENTIAL RESOURCES:

City Attorney's Office

Police Code Enforcement officers

City Council members

Neighborhood Matching Mini-grant through city and Terre Haute Neighborhood Partnership

Business sponsorship of flyers or magnets

PRIORITY PROBLEMS TASK FORCE #2

Infrastructure

THE PROBLEM:



Some aspects of the public infrastructure in Farrington's Grove have not been satisfactorily maintained, and some are insufficient, causing safety hazards and potential property devaluation. In addition, it would be desirable to identify the boundaries of this National Register Historic District in some way, with banners, special lighting or gateways. Specifically:

- Alleys need to be repaired and done once correctly, rather than patched a little at a time.
- Street lights and alley lights – more lighting is needed along the streets and at a lower height so trees foliage doesn't obstruct the light.
- Sidewalks – the city has been replacing the worst sidewalks, but many are still

in bad shape.

- Street trees – some trees in the tree rows need “limbing up” so that their lower limbs don't obstruct pedestrians walking along the sidewalks. There are also some trees that need dead limbs removed and possibly their crowns opened up.
- Curbs – need to be marked and painted with yellow paint near corners and at fire hydrants, and then parking regulations enforced so that drivers' sight lines are clear at intersections.
- Curb and sidewalk bump-outs (as were installed in the Fourth Street reconstruction) would help preserve street trees, would prevent parking near corners, and would be a traffic-calming device.
- Graffiti has defaced city-owned signal boxes and reflects poorly on the neighborhood, encouraging more graffiti and vandalism.
- Visibility of historic district – other than a few metal signs on street light poles and houses, there is no indication of the historic district boundaries so people would know they're entering a special neighborhood.



GOALS:

1. Improve pedestrian and vehicular safety by improving walking, driving and parking conditions.
2. Designate the gateways and edges of the Farrington's Grove Historical District.

IMMEDIATE ACTIONS: By September 2008

- Inventory curbs that need to be painted yellow and send list and maps to Brad Miller, Director of City Street Department. Follow up. This would be a one-time inventory or maybe once every few years inventory. Someone would need to check to see that curbs were painted and then follow up with the Street Department.

- FGHD volunteers prune lower limbs of street trees to eight foot height as required by code. The initial job would be big because of the large number of trees. Checking for problem limbs in subsequent years would be less problematic. Ideally, as many homeowners or landlords as possible would be involved in the training so they would maintain the street trees in front of their own property.
- Remove (paint over) graffiti on city-owned signal boxes with notification to Board of Public Works and Safety. Establish a “Blitz” group to do this as a one-time thing, and/or establish an on-going group who will paint out this graffiti as soon as it appears or reappears.
- Inventory problem sidewalks and petition city for their repair.
- Initiate a program of house numbers being posted at rear of property where there are alleys behind properties. This might be voluntary, at least initially, with the help of another organization such as the Boy Scouts and a local business such as Lowe’s or Menards providing the house numbers.

LONG-TERM ACTIONS: 1 – 5 years

- Banners will be hung at the gateways to Farrington’s Grove indicating the National Register Historic District. Approximate cost: \$4,000 for about 20 banners and brackets. (source: Steve Pontius)
- An increased number of street lights will be installed, which are both lower in height and of historically accurate design. Approximate cost: \$600,000 for about 70 lights. (source: Dan Sanders)
- Get city to adopt a policy that installation of curb “bump-outs” and underground electrical conduit would be standard in all new major street reconstructions in Farrington’s Grove. Approximate cost: \$unknown

POTENTIAL RESOURCES:

- TREES, Inc. for tree-pruning expertise and training.
- FGHD volunteers
- Community Development Block Grant funds through Terre Haute Redevelopment
- Local business sponsorship and/or foundation grants
- Neighborhood Matching Mini-grant (new program through City and TH Neighborhood Partnership)

PRIORITY PROBLEMS TASK FORCE #3

Security/Crime

THE PROBLEM:

While Farrington's Grove is not plagued with a wave of violent crime, there is a lot of graffiti, cars vandalized and broken into, and houses and garages broken into. Items are stolen, like bicycles and car stereos, which could easily be converted to cash. Suspicious late-night activity has been noted at several places, making residents think there may be drug dealing going on. Many people have voiced frustration with the slow response or casual attitude of police when called. At the same time, there are stories of officers who went above and beyond to be helpful and responsive.



GOALS:

Reduce the incidents of crime in Farrington's Grove.

1. Improve communications and relationship between the neighbors of Farrington's Grove and the Terre Haute Police Department.
2. Increase the quality and quantity of reports by citizens to the police.
3. Impress to the courts and police that Farrington's Grove residents take graffiti, vandalism, and other "criminal mischief" seriously.

IMMEDIATE ACTIONS: By September 2008

- Establish a "Nosy Neighbors" crime watch program of people who watch out for and report suspicious activities on their immediate block. They will post signs saying, "We're watching, and we WILL call the police." Provide specific guidelines for reporting and maintaining a log of reports and results. Aim to have all blocks of the neighborhood covered.
- Increase lighting in the neighborhood through more motion sensor lights on buildings and walks.
- Encourage all neighborhood residents to document calls to the police; recording when service was requested, by whom, for what reason, and with what result. FGHD will develop and provide sample log form in newsletter and on website. Track police service responses and report periodically to THPD.



- Form a group to remove or paint over graffiti from public and private spaces. Educate property owners to remove or paint over graffiti as soon as it appears.
- Request to be notified whenever someone is to appear in court for painting graffiti or committing other "criminal mischief" in Farrington's Grove. Have a group of volunteers who will attend such court proceedings and will testify that this kind of crime is not to be tolerated in this neighborhood. Support judges who are strict with such infractions.

LONG-TERM ACTIONS: 1 – 5 years

- Increase lighting in the neighborhood through more and lower height street lights – ideally of historically accurate design.
- Compare crime statistics for the Farrington's Grove "beat" over the next several years to see if methods are resulting in a reduction in crime in the neighborhood.

POTENTIAL RESOURCES:

Terre Haute Police Department

Neighborhood Matching Mini-grant from city and Terre Haute Neighborhood Partnership

Business sponsorship and/or donations

PRIORITY PROBLEMS TASK FORCE #4

Trash

THE PROBLEM:



Farrington's Grove is plagued with trash and litter on its streets and alleys. A second aspect of the trash problem is the large items: couches, other furniture, and assorted miscellaneous debris that collects in the alleys and backyards of vacant – and sometimes occupied – houses. This degrades the appearance of the neighborhood, provides a breeding ground for vermin, and provides a food source that attracts crows and other animals. In many cases tenants and homeowners put their trash out in bags which are then torn open by animals and human trash pickers, the contents of which are then strewn over a large area when the bags are picked up by the trash collectors. There are cases where

people do not even bag their trash, but throw it into – or sometimes in the general direction of – a wire or block enclosure.

There are many causes of this problem:

- Sometimes it may just be ignorance of how trash should be handled, when it should be put out for collection, and how pick up for large items can be arranged.
- Sometimes a problem is caused by landlords not providing sufficient or appropriate trash containers for the number of tenants in a structure.
- Sometimes the trash collectors themselves are not conscientious in how they handle bags or other trash containers.
- Sometimes the residents and visitors to Farrington's Grove are just negligent in tossing out trash from cars or from their own front porches.
- The problem of trash is exacerbated by the high density of people living in the neighborhood and the fact that, according to the 2000 U.S. Census, 73% of housing units in Farrington's Grove are rental. Many of these tenants are transient, don't live in the neighborhood for a long time, and therefore don't have an investment in keeping it clean.

GOALS:

Reduce trash and large item debris on Farrington's Grove's streets, alleys and yards.

IMMEDIATE ACTIONS: By September 2008

- Community education – Make sure FGHD residents know what they're supposed to do regarding trash.
 - Provide stickers, laminated cards or refrigerator magnets with information about pick-up days, who to call for large item pick up, how trash is supposed to be bagged, recycling information.
 - Post information of FGHD website
 - Provide fliers with above information for distribution by realtors, landlords and others to new residents, especially including students and other tenants.

- Educate where recycling materials can be taken.
- Code Enforcement – provide FGHD residents information of what constitutes a code enforcement issue and who to call to report violations. This can be done by posting information on the neighborhood website and by dedicating an issue of the neighborhood newsletter to trash issues once a year.
- Increase neighborhood clean-up campaigns from twice a year to four times a year. Involve the college students living in the neighborhood.
- Talk to Republic about improving the way their workers collect trash.

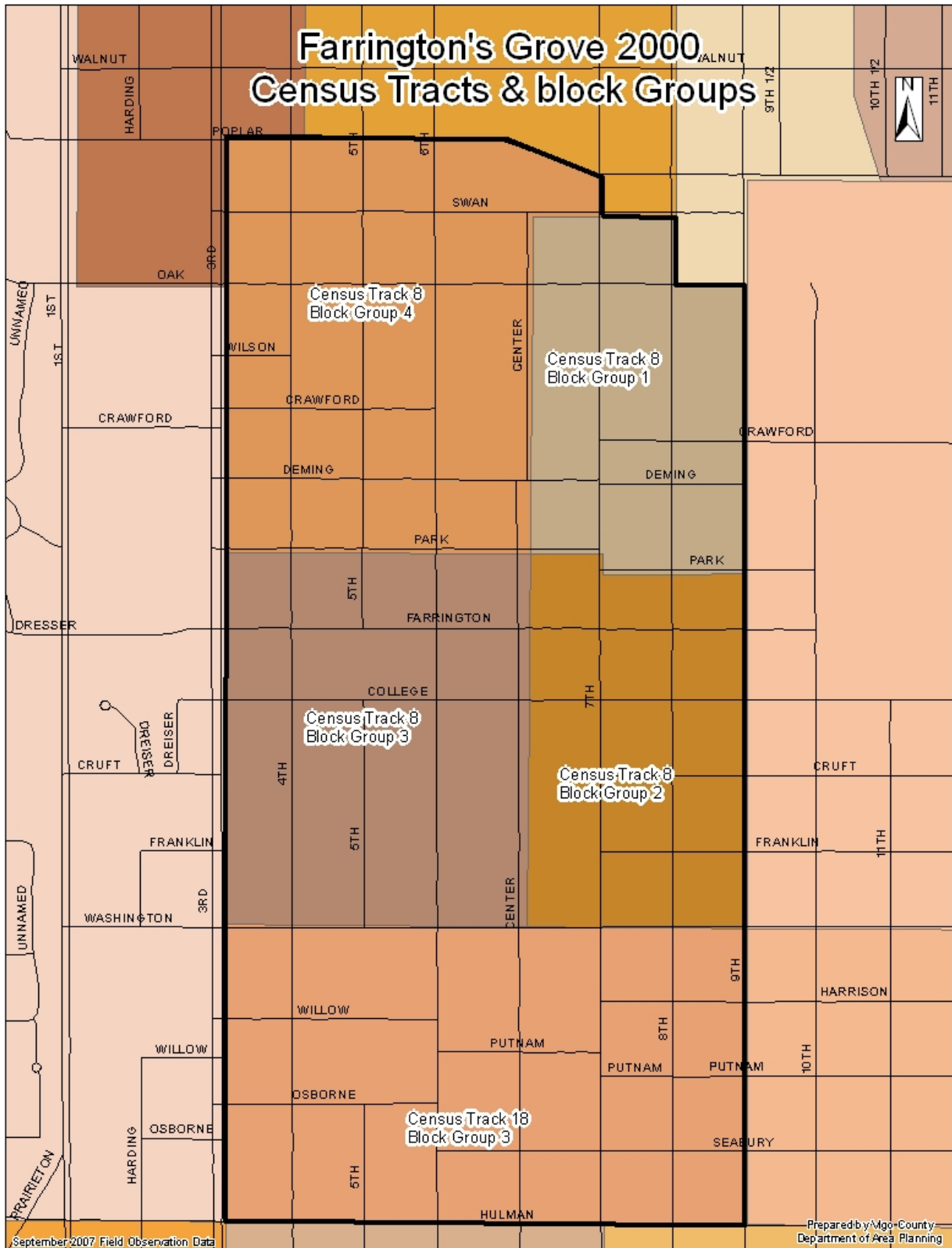
LONG-TERM ACTIONS: 1 – 5 years

- Work to get a curb-side recycling program implemented city-wide or for Farrington's Grove as a pilot program.
- Support a covered trash container ordinance in the city.
- Get the city to provide better notification of when and where leaf pick up is to be in the neighborhood so cars can be moved off the streets.

POTENTIAL RESOURCES:

Keep Terre Haute Beautiful
 Corporate Sponsorship
 Local foundations
 Neighborhood Matching Mini-grant through the city and Terre Haute Neighborhood Partnership
 City of Terre Haute
 Republic solid waste disposal
 State Department of Natural Resources – recycling





Appendix C

2000 Census Statistics Farrington's Grove Historical District

Census Characteristics	FGHD Neighborhood		Terre Haute		Indiana	
	Total	Percent	Total	Percent	Total	Percent
<u>Population</u>						
Total	4,047		59,614		6,080,485	
White alone	3,564	88.1%	51,422	86.3%	5,320,022	87.5%
Total Minority	483	11.9%	8,192	13.7%	760,463	12.5%
Individuals with incomes below poverty level	1,086	29.5%	10,020	19.2%	559,784	9.5%
Total Families	704		13,025		1,611,045	
Families with incomes below poverty level	89	12.6%	1,931	14.8%	107,789	6.7%
Population 25 years and over	2,106		35,843		3,893,278	
High School graduate or higher	1,616	76.7%	27,844	77.7%	3,197,738	82.1%
Bachelor's degree or higher	569	27.0%	7,053	19.7%	755,613	19.4%
Doctorate degree	67	3.2%	657	1.8%	28,934	0.7%
<u>Housing</u>						
Total housing units	2,178		25,636		2,532,319	
Total occupied housing units	1,831	84.1%	22,870	89.2%	2,336,306	92.3%
Owner occupied units	501	27.4%	13,597	59.5%	1,669,162	71.4%
Renter occupied units	1,330	72.6%	9,273	40.5%	667,144	28.6%
Total vacant units	347	15.9%	2,766	10.8%	196,013	7.7%
Structure built 1999-March 2000	1	0.0%	329	1.3%	62,171	2.5%
Built 1995-1998	132	5.9%	922	3.6%	196,751	7.8%
Built 1990-1994	30	1.4%	925	3.6%	178,425	7.0%
Built 1980-1989	19	0.9%	1,539	6.0%	286,089	11.3%
Built 1970-1979	121	5.4%	1,912	7.5%	415,562	16.4%
Built 1960-1969	123	5.5%	2,100	8.2%	345,252	13.6%
Built 1950-1959	92	4.1%	6,951	27.1%	535,312	21.1%
Built 1940-1949	234	10.5%				
Built 1939 or earlier	1,474	66.3%	10,926	42.7%	512,757	20.2%

Appendix D



Farrington's Grove Historical District

Greek Letter Fraternities with Houses in FGHD (January 2008):¹²

Fraternity*	Associated School
Adelphi (unofficial fraternity)	Rose-Hulman Institute of Technology
Delta Sigma Phi	Rose-Hulman Institute of Technology
Kappa Alpha	Rose-Hulman Institute of Technology
Phi Delta Theta	Indiana State University
Phi Gamma Delta (Fiji)	Rose-Hulman Institute of Technology
Phi Kappa Psi (just outside FGHD on north side of Poplar)	Indiana State University
Sigma Chi	Indiana State University
Sigma Phi Epsilon	Indiana State University
Sigma Tau Gamma	Indiana State University
Theta Xi	Rose-Hulman Institute of Technology

**There are currently no sororities in FGHD*

Greek letter fraternal organizations which have moved out of FGHD since 2000:¹³

Fraternity/Sorority	Associated School
Alpha Tau Omega	Indiana State University
Delta Delta Delta (sorority)	Rose-Hulman Institute of Technology
Lambda Chi Alpha	Indiana State University
Phi Gamma Delta (Fiji)	Indiana State University
Sigma Alpha Epsilon	Indiana State University
Sigma Nu	Indiana State University

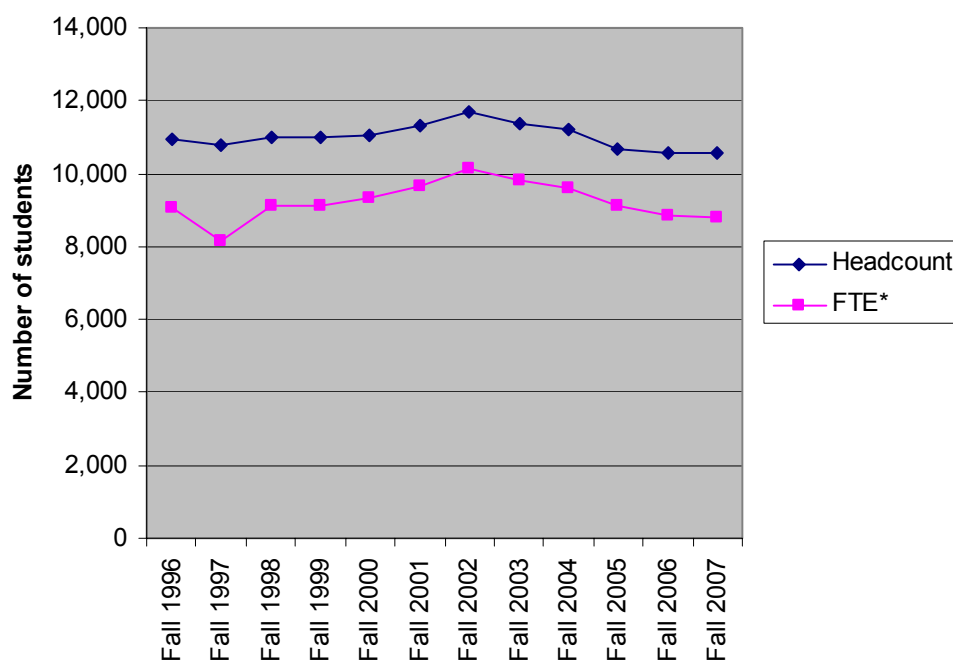
¹² Source: Field survey 01/26/08

¹³ Source: Collective neighborhood knowledge

Historic Enrollment Figures for Indiana State University¹⁴

	Headcount	FTE ¹⁵
Fall 1996	10,934	9,045.8
Fall 1997	10,784	8,172.0
Fall 1998	10,970	9,137.6
Fall 1999	10,985	9,124.3
Fall 2000	11,051	9,336.9
Fall 2001	11,321	9,639.0
Fall 2002	11,714	10,147.1
Fall 2003	11,360	9,818.7
Fall 2004	11,200	9,609.3
Fall 2005	10,679	9,122.3
Fall 2006	10,568	8,832.3
Fall 2007	10,543	8,822.8

Indiana State University Enrollment



¹⁴ Source: Indiana State University OSPIRE: Statistics: Enrollment Summaries

¹⁵ FTE means "Full-time Equivalent." This figure is determined by dividing the total number undergraduate credit hours by 15, and the total number of graduate credit hours by 12 to determine how many students would be enrolled if all of them were taking a full-time schedule.

Farrington's Grove Historical District
Calendar of Events for 2008

Spring Neighborhood Clean-up	Saturday, May 3, 2008
Neighborhood-wide yard sale	Saturday, June 7, 2008
Annual Ice Cream Social / Block Party	Sunday, August 31, 2008
Fall Neighborhood Clean-up	Saturday, October 3, 2008
Holiday Home Tour	Sunday, December 7, 2008
FGHD Inc. monthly board meetings – open to everyone (at former Crawford School, Crawford and S. 5 th Streets)	Tuesday, January 15 7:00 pm Tuesday, February 5 7:00 pm Tuesday, March 4 7:00 pm Tuesday, April 1 7:00 pm Tuesday, May 6 7:00 pm Tuesday, June 3 7:00 pm Tuesday, July 1 7:00 pm Tuesday, August 5 7:00 pm Tuesday, September 2 7:00 pm Tuesday, October 7 7:00 pm Tuesday, November 4 7:00 pm <i>No meeting in December</i>
Quarterly Neighborhood Newsletter	February 1 May 1 August 1 November 1

Regular Events and Projects:

- Holiday Home Tour – First Sunday in December
- Two semi-annual neighborhood clean-up days with Keep Terre Haute Beautiful (KTHB) – First Saturday in May and First Saturday in October
- Neighborhood-wide yard sale – June
- “Farrington’s Groove” – Sarah Scott Middle School students
- Quarterly newsletter
- Walking tour brochure
- Website – www.farringtonsgrove.org
- Annual Ice Cream Social / Block Party – last Sunday in August
- Welcome-Wagon Greeters – occasional
- Garden Tour – occasional